



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 2000

REVISED

City of Gaithersburg
Planning and Code Administration
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DWELLING UNITS AND ESTIMATED POPULATION

January 2000
(Revised)

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PURPOSE AND METHODOLOGY

This document revises the number of dwelling units and estimated population in the City of Gaithersburg as of January 2000.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1.24 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CITY OF GAITHERSBURG

Planning Neighborhoods



CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1.24 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG JANUARY 2000 01/01/2000 revised DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
		MAP									
E. DEER PARK/LYNPARK/BEANE		FT 561	404	402	0	2	1,266	6	1,273	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND		FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)		FT 563	6	3	0	3	9	9	19	7007.09	523A
EMORY WOODS		FT 563	11	1	0	10	3	32	35	7007.09	901A
REALTY PARK		FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION		FT 562	65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H	FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H	GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H	GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED (1)		FT 562	7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION		FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	H	FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H	FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL			1,318	1,281	22	15	4,035	47	4,082		

(1) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607,& 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
		MAP									
ASBURY VILLAS (DUPLEXES)*		FT 342	77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H	FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C	FT 562	24	24	0	0	69	0	69	7007.08	906
EMORY WOODS		FT 563	27	3	0	24	9	69	78	7007.09	901A
GATEWAY COMMONS	H	FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H	FT 562	4	4	0	0	12	0	12	7007.07	
NEWPORT ESTATES SECTION I	C	FT 562	54	54	0	0	156	0	156	7007.08	
NEWPORT ESTATES SECTION II	C	FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C	FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL			740	713	3	24	1,995	69	2,064		

* Population Factor: 2

CITY OF GAITHERSBURG

01-Jan-00

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS		H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	2.17											
ASBURY**			FT 562	832	832	0	0	1,032	0	1,032	7007.07	924B
ASBURY ASSISTED LIVING**			FT562	133	133	0	0	165	0	165	7007.07	
BROOK MANOR	R		FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R		FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R		FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R		FT 342	120	120	0	0	260	0	260	7007.07	117
DANAC II	R			68	0	0	68	0	148	148		
DEER PARK APARTMENTS	R		FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R		FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R		FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C		FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R		FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R		FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R		FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R		FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R		FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R		FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R		FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R		FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R		FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R		FT 561	50	50	0	0	109	0	109	7007.04	303
PARK STATION (MAGRUDER)***	R		FT 561	386	208	0	178	451	386	838	7007.07	901A
CAMDEN AT SAYBROOKE	C		GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R		FT 342	33	31	2	0	67	0	67	7007.07	929
S	R		FT 562	11	11	0	0	24	0	24	7007.07	101
SH... RIDGE (LAKEFOREST PL.)	R		FT 561	204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R		FT 562	237	237	0	0	514	0	514	7007.08	906
STREAMSIDE WEST	R		FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R		FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R		FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C		FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R		FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R		FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R		FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R		FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R		FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL				4,048	3,784	18	246	7,314	534	7,848		

** POPULATION FACTOR: 1.24

*** WILL BE CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APARTMENTS

DWELLING TYPE: SPECIAL PLACES		H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	SPECIAL											
ASBURY NURSING HOME****			FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE*****			FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299		

**** POPULATION FACTOR: 285

***** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL				6,108	5,780	43	285	13,643	650	14,293		
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CITY OF GAITHERSBURG
JANUARY 2000
DWELLING UNITS AND ESTIMATED POPULATION

01/01/2000 revised

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: H		TAX	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
3.15	C	MAP											
BRIGHTON WOODS		FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304		
BROWN'S ADDITION		FT 341	177	177	0	0	558	0	558	7007.05	103,104,105,106,201,304,305,307		
DESELLUM OAKS		FT 341	11	5	0	6	16	19	35	7007.05	201 302		
KRA-BAR GARDENS		FS 563	28	28	0	0	88	0	88	7007.05	201 302		
LONDONDERRY/WATER'S WAY		FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307		
MEEM'S ADDITION		FT 341	50	50	0	0	158	0	158	7007.07	103 110 111 116		
OBSERVATORY HEIGHTS		FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201		
ROSEMONT		FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410		
SUNNYSIDE COURTS		FT 341	18	18	0	0	57	0	57	7007.05	304		
SUMMIT HALL ESTATES		FT 341	32	32	0	0	101	0	101	7007.05	302 304		
SUMMIT HALL-SUMMIT PARK		FT 561	16	16	0	0	50	0	50	7007.05	304 119 201		
THOMAS ADDITION		FT 341	2	2	0	0	6	0	6	7007.05	201 304		
SINGLE FAMILY SUBTOTAL			602	596	0	6	1,877	19	1,896				

DWELLING TYPE: TOWNHOUSES														
POPULATION FACTOR: H TAX				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK		
2.89 C FS MAP				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.				
BRIGHTON EAST I CONDOS				45	45	0	0	130	0	130	7007.05		312	
BRIGHTON EAST II CONDOS				69	69	0	0	199	0	199	7007.05		307 308	
BRIGHTON EAST III CONDOS				41	41	0	0	118	0	118	7007.05		307	
CEDAR VILLAGE CONDOS				45	45	0	0	130	0	130	7007.05		313	
CASEY TOWNHOUSES (RENTALS)				12	12	0	0	35	0	35	7007.05		301	
DEER PARK PLACE				145	145	0	0	419	0	419	7007.05		2	
FOXWOOD				112	112	0	0	324	0	324	7007.05		103	
SPRINGHOLLOW				11	11	0	0	32	0	32	7007.05			
TOWNHOUSE SUBTOTAL				480	480	0	0	1,387	0	1,387				

DWELLING TYPE: APARTMENTS												
POPULATION FACTOR: H		TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK	
2.17 C		MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.			
DIAMOND HOUSE	R	FT 341	17	17	0	0	37	0	37	7007.05	103	
EXECUTIVE GARDENS	R	FT 561	85	84	1	0	182	0	182	7007.05	103	
FIRESIDE CONDOS	C	FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315	
LILAC GARDENS CONDOS	C	FT 341	31	31	0	0	67	0	67	7007.05	103	
ROSEDALE	R	FS 563	192	191	1	0	414	0	414	7007.05	407 410	
SEIDL 49 W. DIA.	R	FT 341	35	35	0	0	76	0	76	7007.05	103	
STRATFORD PLACE	R	FT 561	350	349	1	0	757	0	757	7007.05	201	
SUMMIT HALL	R	FT 341	22	22	0	0	48	0	48	7007.05	103	
WEST DEER PARK	R	FS 563	198	198	0	0	430	0	430	7007.05	202	
APARTMENT SUBTOTAL			1,188	1,185	3	0	2,571	0	2,571			

NEIGHBORHOOD 2 TOTAL					2,270	2,261	3	6	5,836	19	5,855		
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CITY OF GAITHERSBURG

JANUARY 2000

1/01/2000 revised

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	H	TAX MAP									
3.15	C										
MISSION HILLS	H	FS 341	52	52	0	0	164	0	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)		FS 342	90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL			142	142	0	0	447	0	447		

DWELLING TYPE: TOWNHOUSES			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	H	TAX MAP									
2.89	C										
BRIGHTON WEST I CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343	46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343	52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343	59	59	0	0	171	0	171	7008.01	901A
GATEWAY PK @ WASH CTR	H	FS 342	83	67	0	16	194	46	240	7008.01	901A
GREENS OF WARTHER	C	FS 342	159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H	FS 343	323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR B	H	FS 342	177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342	122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342	108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.2	H	FS 342	80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H	FS 342	335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342	212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL			1,854	1,838	0	16	5,312	46	5,358		

DWELLING TYPE: APARTMENTS			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	H	TAX MAP									
2.17	C										
BRIGHTON VILLAGE	R	FS 343	600	596	4	0	1,293	0	1,293	7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343	238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R	FS 342	168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL			1,078	1,074	4	0	2,331	0	2,331		

NEIGHBORHOOD 3 TOTAL			3,074	3,054	4	16	8,090	46	8,136		
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CITY OF GAITHERSBURG JANUARY 2000 01/01/2000 revised	DWELLING UNITS AND ESTIMATED POPULATION
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NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY														
POPULATION FACTOR:		H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK		
3.15		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH		FUT POP.			
KENTLANDS:														
GATEHOUSE	H	ES 562		146	144	0	2	454	6	460	7008.06	105		
HORSESHOE LOTS	H	ES 563		2	2	0	0	6	0	6	7008.06	105		
HILL DISTRICT II	H	ES 563		49	49	0	0	154	0	154	7008.06	105		
HILL DISTRICT III	H	ES 562		73	73	0	0	230	0	230	7008.06	105		
HILL DISTRICT IV	H	ES 562		74	74	0	0	233	0	233	7008.06	105		
LOWER LAKE DISTRICT	H	ES 563		16	16	0	0	50	0	50	7008.06	105		
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563		64	64	0	0	202	0	202	7008.06	105		
MIDTOWN PHASE I	H	ES 563		16	16	0	0	50	0	50	7008.06	105		
MIDTOWN PHASE II	H	ES 563		16	16	0	0	50	0	50	7008.06	105		
OLD FARM PHASE I	H	ES 563		17	17	0	0	54	0	54	7008.06	105		
OLD FARM PHASE II	H	ES 562		5	5	0	0	16	0	16	7008.06	105		
OLD FARM PHASE III	H	ES 562		14	14	0	0	44	0	44	7008.06	105		
TSCHIFFELY SQUARE	H	ES 562		28	27	0	1	85	3	88	7008.06	105		
KENTLANDS SUBTOTAL				520	517	0	3	1,629	9	1,638				
LAKELANDS														
GATEHOUSE	H	FS122		26	0	0	26	0	82	82	7008.06	105		
PHASE I SECTION 2	H	FS122		183	8	0	175	25	551	576	7008.06	105		
QUINCE ORCHARD PARK:														
PHASE I		FS 123		116	97	0	19	306	60	365	7008.06	105B		
PHASE II		FS 123		174	0	0	174	0	548	548	7008.06	105B		
WASHINGTONIAN WOODS		FT 121		375	375	0	0	1,181	0	1,181	7008.06	105		
WESTLEIGH		FS 121		192	192	0	0	605	0	605	7008.06	105A 106 107 108		
WOODS AT MUDDY BRANCH		FT 121		71	66	0	5	208	16	224	7008.06	105		
SINGLE FAMILY SUBTOTAL				1,657	1,255	0	402	3,953	1,266	5,220				

DWELLING TYPE: TOWNHOUSES													
POPULATION FACTOR: 2.89			H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
			C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
KENTLANDS:													
GATEHOUSE	H	ES 562			46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H	ES 563			10	10	0	0	29	0	29	7008.06	105
HILL DISTRICT II	H	ES 563			43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C	ES 563			6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H	ES 563			23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H	ES 563			32	32	0	0	92	0	92	7008.06	105
MIDTOWN PHASE I	H	ES 563			21	16	0	5	46	14	61	7008.06	105
MIDTOWN PHASE II	H	ES 563			67	67	0	0	194	0	194	7008.06	105
OLD FARM PHASE II	H	ES 562			7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H	ES 562			23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562			21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563			51	51	0	0	147	0	147	7008.06	105
TSCHIFFELY SQUARE	H	FS 123			31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL					381	373	0	8	1,078	23	1,101		
AMBERFIELD	H	FS 342			394	394	0	0	1,139	0	1,139	7008.06	105
LAKELANDS													
PHASE I (SECTION 1)	H	FS122			92	29	0	63	84	182	266	7008.06	105
PHASE I (SECTION 2)	H	FS122			125	12	0	113	35	327	361	7008.06	105
THE ORCHARDS	H	ES 562			166	166	0	0	480	0	480	7008.06	
QUINCE ORCHARD PARK:													
PHASE I		FS 123			94	94	0	0	272	0	272	7008.06	105B
PHASE II		FS 123			78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL					1,330	1,068	0	262	3,087	757	3,844		

CITY OF GAITHERSBURG JANUARY 2000 DWELLING UNITS AND ESTIMATED POPULATION
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01-Jan-00

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
2.17 C MAP												
KENTLANDS:												
COPPERFIELD CROSSING I-CONDOS	C	ES 562		56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL) CONDOS	C	ES 563		84	84	0	0	182	0	182	7008.06	105
COPPERFIELD CROSSING II-CONDOS	C	ES 563		28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE CONDOS	C	ES 563		60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PH. I GARDENS @ KENTLANDS**	R	ES 563		221	221	0	0	274	0	274	7008.06	105
SECTION 4 CRAFTSTAR	C	FS 123		70	14	0	56	30	122	152	7008.06	105
KENTLANDS CONDOS SEC 4 (BOZUTTO)	C	FS 123		120	0	0	120	0	260	260	7008.06	105
BEACON PLACE APTS	R	FS 123		240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL				879	703	0	176	1,320	382	1,702		
LAKELANDS:												
PHASE I SEC1 INC COURTS OF DEVON		FS 122		462	48	0	414	104	898	1,003	7008.06	105B
QUINCE ORCHARD PARK:												
PHASE I		FS 123		0	0	0	0	0	0	0	7008.06	105B
PHASE II-CONDOS	C	FS 123		126	0	0	126	0	273	273	7008.06	105B
TIMBERBROOK-CONDOS	C	FS 342		168	168	0	0	365	0	365	7008.06	105
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122		200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL				1,835	1,119	0	716	2,223	1,554	3,776		

DWELLING TYPE: OTHER				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
1.00 C MAP												
KENTLANDS: URBAN COTTAGES												
GATEHOUSE, OLD FARM	H	ES 563		45	26	0	19	26	19	45	7008.06	105
HILL DISTRICT	H	ES 563		44	0	0	44	0	44	44	7008.06	105
MIDDLE AND UPPER LAKE	H	ES 563		31	1	0	30	1	30	31	7008.06	105
MIDTOWN, PHASE II	H	ES 563		17	0	0	17	0	17	17	7008.06	105
LAKELANDS: URBAN COTTAGES												
PHASE I SECTION I	H	FS 122		0	0	0	0	0	0	0	7008.06	105
PHASE I SECTION II	H	FS 122		75	0	0	75	0	75	75	7008.06	105
KENTLANDS: LIVE/WORK UNITS												
MIDTOWN, PHASE II PARKWOOD	H	ES 563		30	0	0	30	0	30	30	7008.06	105
LAKELANDS: LIVE/WORK UNITS												
PHASE I SECTION I	H	FS 122		16	0	0	16	0	16	16	7008.06	105
OTHER DWELLING SUBTOTAL				258	27	0	231	27	231	258		

NEIGHBORHOOD 4 TOTAL	5,080	3,469	0	1,611	9,289	3,808	13,098
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

** Population Factor 1.24

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG JANUARY 2000 01/01/2000 revised DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15	C	MAP									
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561	14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123	12	2	0	10	6	32	38	7007.06	905B
ORCHARD HILLS	H	FT 122	91	91	0	0	287	0	287	7008.05	501
PHEASANT RUN	H	FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
RELDA SQUARE	H	ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL			830	820	0	10	2,583	32	2,615		

DWELLING TYPE: TOWNHOUSES			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
2.89	C	MAP									
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121	156	156	0	0	451	0	451	7008.05	101 102
ORCHARD GLEN		FT 122	33	33	0	0	95	0	95	7008.05	
PHEASANT RUN (DUPLICES)	H	FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS		FT 121	30	30	0	0	87	0	87	7008.05	304
TOWNHOUSE SUBTOTAL			1,240	1,240	0	0	3,584	0	3,584		

DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
2.17	C	MAP									
DIAMOND SQUARE	R	FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,612	0	1,612	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,170	0	1,170	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,527	0	4,527		

NEIGHBORHOOD 5 TOTAL			4,161	4,146	5	10	10,693	32	10,725
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CITY OF GAITHERSBURG JULY 1999 DWELLING UNITS AND ESTIMATED POPULATION											
07/0...999 revised											

NEIGHBORHOOD 6 GAITHERSBURG NORTH			DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS	
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DWELLING TYPE: SINGLE FAMILY			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR:	H	TAX MAP									
3.15	C										
SCATTERED @ WATKINS MILL RD.		FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL			3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR:	H	TAX MAP									
2.89	C										
CARRIAGE HILL	H	FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H	FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H	FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III	H	FU 341	93	93	0	0	269	0	269	7007.07	905
(LAKEFOREST GLEN)											
WOODLAND HILLS	H	FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL			755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR:	H	TAX MAP									
2.17	C										
HUNT CLUB	R	FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R	FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C	FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL			946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL			1,704	1,701	3	0	4,238	0	4,238		
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CITY OF GAITHERSBURG

JANUARY 1, 2000 REVISED

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,108	5,780	43	285	13,643	650	14,293
NEIGHBORHOOD 2	2,270	2,261	3	6	5,836	19	5,855
NEIGHBORHOOD 3	3,074	3,054	4	16	8,090	46	8,136
NEIGHBORHOOD 4	5,080	3,469	0	1,611	9,289	3,808	13,098
NEIGHBORHOOD 5	4,161	4,146	5	10	10,693	32	10,725
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	22,397	20,411	58	1,928	51,789	4,555	56,344

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,318	740	4,048	2	6,108
NEIGHBORHOOD 2	602	480	1,188		2,270
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,657	1,330	1,835	258	5,080
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,552	6,399	11,186	260	22,397

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,281	713	3,784	2	5,780
NEIGHBORHOOD 2	596	480	1,185		2,261
NEIGHBORHOOD 3	142	1,838	1,074		3,054
NEIGHBORHOOD 4	1,255	1,068	1,119	27	3,469
NEIGHBORHOOD 5	820	1,240	2,086		4,146
NEIGHBORHOOD 6	3	755	943		1,701
OVERALL CITY TOTALS	4,097	6,094	10,191	29	20,411

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,552	20.3%	4,097	20.1%	455	22.9%
TOWNHOUSE UNITS	6,399	28.6%	6,094	29.9%	305	15.4%
APARTMENT UNITS	11,186	49.9%	10,191	49.9%	995	50.1%
OTHER	260	1.2%	29	0.1%	231	11.6%
OVERALL CITY TOTALS	22,397	100.0%	20,411	100.0%	1,986	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 2000

REVISED

City of Gaithersburg
Planning and Code Administration
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Gaithersburg, Maryland 20877
Telephone: 301-258-6330
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<http://www.ci.gaithersburg.md.us>

DWELLING UNITS AND ESTIMATED POPULATION

January 2000
(Revised)

MAYOR AND CITY COUNCIL

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Charles F. Davis, Vice President

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Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
Ann T. Somerset

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Jennifer Russel, Director

Urban Design Team:

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PURPOSE AND METHODOLOGY

This document revises the number of dwelling units and estimated population in the City of Gaithersburg as of January 2000.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1.24 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CITY OF GAITHERSBURG

Planning Neighborhoods



CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1.24 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG JANUARY 2000 01/01/2000 revised DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
3.15	C MAP									
E. DEER PARK/LYNPARK/BEANE	FT 561	404	402	0	2	1,266	6	1,273	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND	FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)	FT 563	6	3	0	3	9	9	19	7007.09	523A
EMORY WOODS	FT563	11	1	0	10	3	32	35	7007.09	901A
REALTY PARK	FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION	FT 562	65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED (I)	FT 562	7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION	FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	H FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL		1,318	1,281	22	15	4,035	47	4,082		

(I) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
2.89	C MAP									
ASBURY VILLAS (DUPLEXES)*	FT 342	77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C FT 562	24	24	0	0	69	0	69	7007.08	906
EMORY WOODS	FT 563	27	3	0	24	9	69	78	7007.09	901A
GATEWAY COMMONS	H FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H FT 562	4	4	0	0	12	0	12	7007.07	
NEWPORT ESTATES SECTION I	C FT 562	54	54	0	0	156	0	156	7007.08	
NEWPORT ESTATES SECTION II	C FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL		740	713	3	24	1,995	69	2,064		

* Population Factor: 2

CITY OF GAITHERSBURG

01-Jan-00

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD I, CONTINUED OLDE TOWNE	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
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DWELLING TYPE: APARTMENTS			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	H 2.17	TAX MAP C									
ASBURY**		FT 562	832	832	0	0	1,032	0	1,032	7007.07	924B
ASBURY ASSISTED LIVING**		FT562	133	133	0	0	165	0	165	7007.07	
BROOK MANOR	R	FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R	FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R	FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R	FT 342	120	120	0	0	260	0	260	7007.07	117
DANAC II	R		68	0	0	68	0	148	148		
DEER PARK APARTMENTS	R	FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R	FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R	FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C	FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R	FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R	FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R	FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R	FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R	FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R	FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R	FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R	FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R	FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R	FT 561	50	50	0	0	109	0	109	7007.04	303
PARK STATION (MAGRUDER)***	R	FT 561	386	208	0	178	451	386	838	7007.07	901A
CAMDEN AT SAYBROOKE	C	GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R	FT 342	33	31	2	0	67	0	67	7007.07	929
S ^r	R	FT 562	11	11	0	0	24	0	24	7007.07	101
SL ^r RIDGE (LAKEFOREST PL.)	R	FT 561	204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R	FT 562	237	237	0	0	514	0	514	7007.08	906
STREAMSIDE WEST	R	FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R	FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R	FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C	FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R	FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R	FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R	FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R	FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R	FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL			4,048	3,784	18	246	7,314	534	7,848		

** POPULATION FACTOR: 1.24

*** WILL BE CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APARTMENTS

DWELLING TYPE: SPECIAL PLACES				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:		H	TAX									
	SPECIAL	C	MAP									
ASBURY NURSING HOME****			FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE*****			FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299		

**** POPULATION FACTOR: 285

***** POPULATION FACTOR: 14

NEIGHBORHOOD I TOTAL				6,108	5,780	43	285	13,643	650	14,293		
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CITY OF GAITHERSBURG

JANUARY 2000

DWELLING UNITS AND ESTIMATED POPULATION

01/01/2000 revised

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
		3.15	C	MAP	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.	
BRIGHTON WOODS		FS 563		139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION		FT 341		177	177	0	0	558	0	558	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS		FT 341		11	5	0	6	16	19	35	7007.05	201 302
KRA-BAR GARDENS		FS 563		28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY		FT 341		18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION		FT 341		50	50	0	0	158	0	158	7007.07	103 110 111 116
OBSERVATORY HEIGHTS		FT 341		60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT		FS 563		51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS		FT 341		18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES		FT 341		32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK		FT 561		16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION		FT 341		2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL				602	596	0	6	1,877	19	1,896		

DWELLING TYPE: TOWNHOUSES				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR:	H	TAX	MAP									
	2.89	C										
BRIGHTON EAST I CONDOS	C	FS 343		45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C	FS 343		69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C	FS 343		41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C	FS 563		45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R	FS 563		12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H	FS 343		145	145	0	0	419	0	419	7007.05	2
FOXWOOD	H	FT 341		112	112	0	0	324	0	324	7007.05	103
SPRINGHOLLOW	H	FT 341		11	11	0	0	32	0	32	7007.05	
TOWNHOUSE SUBTOTAL				480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS														
POPULATION FACTOR: H		TAX		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK		
2.17		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.				
DIAMOND HOUSE	R	FT 341		17	17	0	0	37	0	37	7007.05	103		
EXECUTIVE GARDENS	R	FT 561		85	84	1	0	182	0	182	7007.05	103		
FIRESIDE CONDOS	C	FS 343		258	258	0	0	560	0	560	7007.05	309 310 311 314 315		
LILAC GARDENS CONDOS	C	FT 341		31	31	0	0	67	0	67	7007.05	103		
ROSEDALE	R	FS 563		192	191	1	0	414	0	414	7007.05	407 410		
SEIDL 49 W. DIA.	R	FT 341		35	35	0	0	76	0	76	7007.05	103		
STRATFORD PLACE	R	FT 561		350	349	1	0	757	0	757	7007.05	201		
SUMMIT HALL	R	FT 341		22	22	0	0	48	0	48	7007.05	103		
WEST DEER PARK	R	FS 563		198	198	0	0	430	0	430	7007.05	202		
APARTMENT SUBTOTAL				1,188	1,185	3	0	2,571	0	2,571				

NEIGHBORHOOD 2 TOTAL					2,270	2,261	3	6	5,836	19	5,855		
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CITY OF GAITHERSBURG

JANUARY 2000

.1/01/2000 revised

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
MISSION HILLS	3.15	C	FS 341	52	52	0	0	164	0	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)			FS 342	90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL				142	142	0	0	447	0	447		

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
BRIGHTON WEST I CONDOS	2.89	C	FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS		C	FS 343	46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS		C	FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS		C	FS 343	52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS		C	FS 343	59	59	0	0	171	0	171	7008.01	901A
GATEWAY PK @ WASH CTR		H	FS 342	83	67	0	16	194	46	240	7008.01	901A
GREENS OF WARTHER		C	FS 342	159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT		H	FS 343	323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR B		H	FS 342	177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2		C	FS 342	122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3		C	FS 342	108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.2		H	FS 342	80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER		H	FS 342	335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS		H	FS 342	212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL				1,854	1,838	0	16	5,312	46	5,358		

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
BRIGHTON VILLAGE	2.17	C	FS 343	600	596	4	0	1,293	0	1293	7008.01	902 903
GOVERNOR'S SQUARE		R	FS 343	238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS		C	FS 343	72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK		R	FS 342	168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL				1,078	1,074	4	0	2,331	0	2331		

NEIGHBORHOOD 3 TOTAL				3,074	3,054	4	16	8,090	46	8,136		
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CITY OF GAITHERSBURG JANUARY 2000 DWELLING UNITS AND ESTIMATED POPULATION
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01/01/2000 revised

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H				TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.	
3.15 C				MAP								
KENTLANDS:												
GATEHOUSE	H	ES 562			146	144	0	2	454	6	460	7008.06 105
HORSESHOE LOTS	H	ES 563			2	2	0	0	6	0	6	7008.06 105
HILL DISTRICT II	H	ES 563			49	49	0	0	154	0	154	7008.06 105
HILL DISTRICT III	H	ES 562			73	73	0	0	230	0	230	7008.06 105
HILL DISTRICT IV	H	ES 562			74	74	0	0	233	0	233	7008.06 105
LOWER LAKE DISTRICT	H	ES 563			16	16	0	0	50	0	50	7008.06 105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563			64	64	0	0	202	0	202	7008.06 105
MIDTOWN PHASE I	H	ES 563			16	16	0	0	50	0	50	7008.06 105
MIDTOWN PHASE II	H	ES 563			16	16	0	0	50	0	50	7008.06 105
OLD FARM PHASE I	H	ES 563			17	17	0	0	54	0	54	7008.06 105
OLD FARM PHASE II	H	ES 562			5	5	0	0	16	0	16	7008.06 105
OLD FARM PHASE III	H	ES 562			14	14	0	0	44	0	44	7008.06 105
TSCHIFFELY SQUARE	H	ES 562			28	27	0	1	85	3	88	7008.06 105
KENTLANDS SUBTOTAL					520	517	0	3	1,629	9	1,638	
LAKELANDS												
GATEHOUSE	H	FS122			26	0	0	26	0	82	82	7008.06 105
PHASE I SECTION 2	H	FS122			183	8	0	175	25	551	576	7008.06 105
QUINCE ORCHARD PARK:												
PHASE I		FS 123			116	97	0	19	306	60	365	7008.06 105B
PHASE II		FS 123			174	0	0	174	0	548	548	7008.06 105B
WASHINGTONIAN WOODS		FT 121			375	375	0	0	1,181	0	1,181	7008.06 105
WESTLEIGH		FS 121			192	192	0	0	605	0	605	7008.06 105A 106 107 108
WOODS AT MUDDY BRANCH		FT 121			71	66	0	5	208	16	224	7008.06 105
SINGLE FAMILY SUBTOTAL					1,657	1,255	0	402	3,953	1,266	5,220	

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H				TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.	
2.89 C				MAP								
KENTLANDS:												
GATEHOUSE	H	ES 562			46	46	0	0	133	0	133	7008.06 105
HILL DISTRICT I	H	ES 563			10	10	0	0	29	0	29	7008.06 105
HILL DISTRICT II	H	ES 563			43	43	0	0	124	0	124	7008.06 105
HILL DISTRICT I (SDP) KENDRICK	C	ES 563			6	6	0	0	17	0	17	7008.06 105
HILL DISTRICT IV	H	ES 563			23	23	0	0	66	0	66	7008.06 105
HORSESHOE LOTS	H	ES 563			32	32	0	0	92	0	92	7008.06 105
MIDTOWN PHASE I	H	ES 563			21	16	0	5	46	14	61	7008.06 105
MIDTOWN PHASE II	H	ES 563			67	67	0	0	194	0	194	7008.06 105
OLD FARM PHASE II	H	ES 562			7	7	0	0	20	0	20	7008.06 105
OLD FARM PHASE III	H	ES 562			23	23	0	0	66	0	66	7008.06 105
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562			21	21	0	0	61	0	61	7008.06 105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563			51	51	0	0	147	0	147	7008.06 105
TSCHIFFELY SQUARE	H	FS 123			31	28	0	3	81	9	90	7008.06 105
KENTLANDS SUBTOTAL					381	373	0	8	1,078	23	1,101	
AMBERFIELD	H	FS 342			394	394	0	0	1,139	0	1,139	7008.06 105
LAKELANDS												
PHASE I (SECTION 1)	H	FS122			92	29	0	63	84	182	266	7008.06 105
PHASE I (SECTION 2)	H	FS122			125	12	0	113	35	327	361	7008.06 105
THE ORCHARDS	H	ES 562			166	166	0	0	480	0	480	7008.06
QUINCE ORCHARD PARK:												
PHASE I		FS 123			94	94	0	0	272	0	272	7008.06 105B
PHASE II		FS 123			78	0	0	78	0	225	225	7008.06 105B
TOWNHOUSE SUBTOTAL					1,330	1,068	0	262	3,087	757	3,844	

CITY OF GAITHERSBURG JANUARY 2000 DWELLING UNITS AND ESTIMATED POPULATION
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01-Jan-00

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
	POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
	2.17	C	MAP									
KENTLANDS:												
COPPERFIELD CROSSING I-CONDOS	C	ES 562		56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL) CONDOS	C	ES 563		84	84	0	0	182	0	182	7008.06	105
COPPERFIELD CROSSING II-CONDOS	C	ES 563		28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE CONDOS	C	ES 563		60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PH. I GARDENS @ KENTLANDS**	R	ES 563		221	221	0	0	274	0	274	7008.06	105
SECTION 4 CRAFTSTAR	C	FS 123		70	14	0	56	30	122	152	7008.06	105
KENTLANDS CONDOS SEC 4 (BOZUTTO)	C	FS 123		120	0	0	120	0	260	260	7008.06	105
BEACON PLACE APTS	R	FS 123		240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL				879	703	0	176	1,320	382	1,702		
LAKELANDS:												
PHASE I SECI INC COURTS OF DEVON		FS 122		462	48	0	414	104	898	1,003	7008.06	105B
QUINCE ORCHARD PARK:												
PHASE I		FS 123		0	0	0	0	0	0	0	7008.06	105B
PHASE II-CONDOS	C	FS 123		126	0	0	126	0	273	273	7008.06	105B
TIMBERBROOK-CONDOS	C	FS 342		168	168	0	0	365	0	365	7008.06	105
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122		200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL				1,835	1,119	0	716	2,223	1,554	3,776		

DWELLING TYPE: OTHER				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
	POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
	1.00	C	MAP									
KENTLANDS: URBAN COTTAGES												
GATEHOUSE, OLD FARM	H	ES 563		45	26	0	19	26	19	45	7008.06	105
HILL DISTRICT	H	ES 563		44	0	0	44	0	44	44	7008.06	105
MIDDLE AND UPPER LAKE	H	ES 563		31	1	0	30	1	30	31	7008.06	105
MIDTOWN, PHASE II	H	ES 563		17	0	0	17	0	17	17	7008.06	105
LAKELANDS: URBAN COTTAGES												
PHASE I SECTION I	H	FS 122		0	0	0	0	0	0	0	7008.06	105
PHASE I SECTION II	H	FS 122		75	0	0	75	0	75	75	7008.06	105
KENTLANDS: LIVE/WORK UNITS												
MIDTOWN, PHASE II PARKWOOD	H	ES 563		30	0	0	30	0	30	30	7008.06	105
LAKELANDS: LIVE/WORK UNITS												
PHASE I SECTION I	H	FS 122		16	0	0	16	0	16	16	7008.06	105
OTHER DWELLING SUBTOTAL				258	27	0	231	27	231	258		

NEIGHBORHOOD 4 TOTAL	5,080	3,469	0	1,611	9,289	3,808	13,098
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

** Population Factor 1.24

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG
JANUARY 2000
DWELLING UNITS AND ESTIMATED POPULATION

01/01/2000 revised

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15	C	MAP									
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561	14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123	12	2	0	10	6	32	38	7007.06	905B
ORCHARD HILLS	H	FT 122	91	91	0	0	287	0	287	7008.05	501
PHEASANT RUN	H	FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
REDA SQUARE	H	ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL			830	820	0	10	2,583	32	2,615		

DWELLING TYPE: TOWNHOUSES			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.89	C	MAP									
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121	156	156	0	0	451	0	451	7008.05	101 102
ORCHARD GLEN		FT 122	33	33	0	0	95	0	95	7008.05	
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS		FT 121	30	30	0	0	87	0	87	7008.05	304
TOWNHOUSE SUBTOTAL			1,240	1,240	0	0	3,584	0	3,584		

DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.17	C	MAP									
DIAMOND SQUARE	R	FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,612	0	1,612	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,170	0	1,170	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,527	0	4,527		

NEIGHBORHOOD 5 TOTAL			4,161	4,146	5	10	10,693	32	10,725		
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CITY OF GAITHERSBURG JULY 1999 07/01/99 revised DWELLING UNITS AND ESTIMATED POPULATION
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NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR: 3.15	H C	TAX MAP										
SCATTERED @ WATKINS MILL RD.			FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL				3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR: 2.89	H C	TAX MAP										
CARRIAGE HILL			H FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I			H FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II			H FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)			H FU 341	93	93	0	0	269	0	269	7007.07	905
WOODLAND HILLS			H FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL				755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR: 2.17	H C	TAX MAP										
HUNT CLUB			R FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS			R FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)			C FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS			C FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL				946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL				1,704	1,701	3	0	4,238	0	4,238		
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CITY OF GAITHERSBURG

JANUARY 1, 2000 REVISED

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,108	5,780	43	285	13,643	650	14,293
NEIGHBORHOOD 2	2,270	2,261	3	6	5,836	19	5,855
NEIGHBORHOOD 3	3,074	3,054	4	16	8,090	46	8,136
NEIGHBORHOOD 4	5,080	3,469	0	1,611	9,289	3,808	13,098
NEIGHBORHOOD 5	4,161	4,146	5	10	10,693	32	10,725
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	22,397	20,411	58	1,928	51,789	4,555	56,344

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,318	740	4,048	2	6,108
NEIGHBORHOOD 2	602	480	1,188		2,270
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,657	1,330	1,835	258	5,080
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,552	6,399	11,186	260	22,397

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,281	713	3,784	2	5,780
NEIGHBORHOOD 2	596	480	1,185		2,261
NEIGHBORHOOD 3	142	1,838	1,074		3,054
NEIGHBORHOOD 4	1,255	1,068	1,119	27	3,469
NEIGHBORHOOD 5	820	1,240	2,086		4,146
NEIGHBORHOOD 6	3	755	943		1,701
OVERALL CITY TOTALS	4,097	6,094	10,191	29	20,411

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,552	20.3%	4,097	20.1%	455	22.9%
TOWNHOUSE UNITS	6,399	28.6%	6,094	29.9%	305	15.4%
APARTMENT UNITS	11,186	49.9%	10,191	49.9%	995	50.1%
OTHER	260	1.2%	29	0.1%	231	11.6%
OVERALL CITY TOTALS	22,397	100.0%	20,411	100.0%	1,986	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 2000

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 2000.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

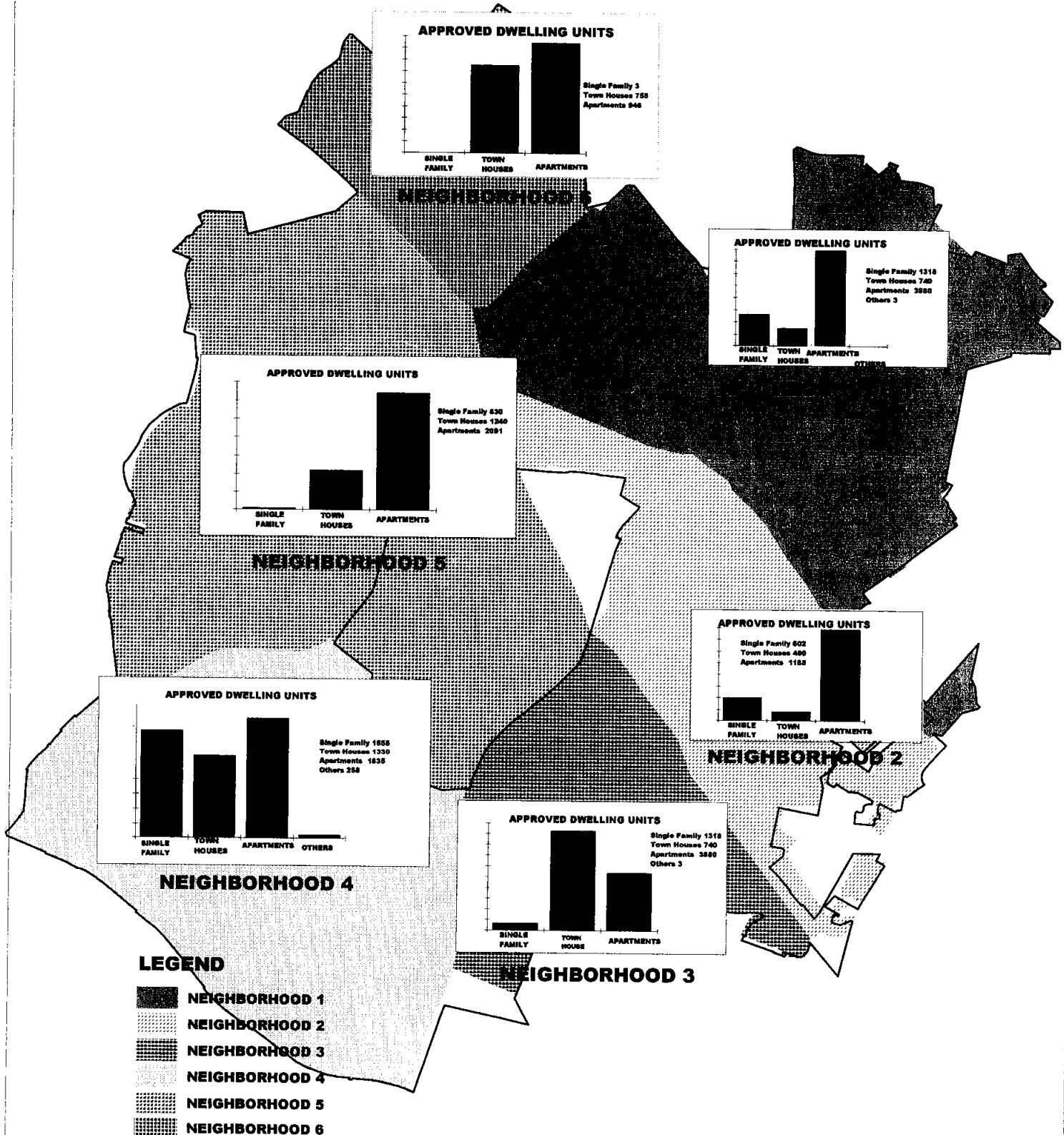
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

NEIGHBORHOOD BOUNDARIES AND APPROVED DWELLING UNITS BY HOUSING TYPE



CITY OF GAITHERSBURG

JANUARY 1, 2000

CITY OF GAITHERSBURG
JANUARY 2000
DWELLING UNITS AND ESTIMATED POPULATION

01-Jan-00

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: 3.15	H	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
E. DEER PARK/LYNPARK/BEANE				FT 561	404	401	0	3	1,263	9	1,273	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND				FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)				FT 563	6	3	0	3	9	9	19	7007.09	523A
EMORY WOODS				FT 563	11	0	0	11	0	35	35	7007.09	901A
REALTY PARK				FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION				FT 562	65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H			FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H			GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H			GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED (I)				FT 562	7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION				FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	H			FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H			FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL					1,318	1,279	22	17	4,029	54	4,082		

(I) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES		POPULATION FACTOR: 2.89	H	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)*				FT 342	77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H			FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C			FT 562	24	24	0	0	69	0	69	7007.08	906
EMORY WOODS				FT 563	27	3	0	24	0	69	78	7007.09	901A
GATEWAY COMMONS	H			FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H			FT 562	4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C			FT 562	54	54	0	0	156	0	156	7007.08	9
NEWPORT ESTATES SECTION II	C			FT 562	103	103	0	0	298	0	298	7007.08	5
NEWPORT ESTATES SECTION III	C			FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL					740	713	3	24	1,986	69	2,055		

* Population Factor: 2

CITY OF GAITHERSBURG

01-Jan-00

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS		POPULATION FACTOR: 2.17	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY**				FT 562	832	733	0	99	909	123	1,032	7007.07	924B
ASBURY ASSISTED LIVING**				FT562	133	133	0	0	165	0	133	7007.07	
BROOK MANOR	R			FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R			FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R			FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R			FT 342	120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R			FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R			FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R			FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C			FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R			FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R			FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R			FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R			FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R			FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R			FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R			FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R			FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R			FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R			FT 561	50	50	0	0	109	0	109	7007.04	303
PARK STATION (MAGRUDER)***	R			FT 561	386	0	0	386	0	838	838	7007.07	901A
CAMDEN AT SAYBROOKE	C			GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R			FT 342	33	31	2	0	67	0	67	7007.07	929
SEIDL	R			FT 562	11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R			FT 561	204	204	0	0	443	0	443	7007.08	904 906
TEAMSIDE EAST	R			FT 562	237	237	0	0	514	0	514	7007.08	906
TEAMSIDE WEST	R			FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R			FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R			FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C			FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R			FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R			FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R			FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R			FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R			FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL					3,980	3,477	18	485	6,740	960	7,668		

** POPULATION FACTOR: 1.24

*** WILL BE CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APARTMENTS

DWELLING TYPE: SPECIAL PLACES		POPULATION FACTOR: SPECIAL	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY NURSING HOME****				FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE*****				FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL					2	2	0	0	299	0	299		

**** POPULATION FACTOR: 285

***** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL					6,040	5,471	43	526	13,054	1,083	14,105		
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CITY OF GAITHERSBURG
JANUARY 2000
DWELLING UNITS AND ESTIMATED POPULATION

01-Jan-00

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	177	177	0	0	558	0	558	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	4	0	7	13	22	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	50	49	0	1	154	3	158	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		602	594	0	8	1,871	25	1,896		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL		2,270	2,259	3	8	5,830	25	5,855		
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CITY OF GAITHERSBURG JANUARY 2000 DWELLING UNITS AND ESTIMATED POPULATION
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NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
	3.15	C	MAP									
MISSION HILLS	H	FS 341		52	52	0	0	164	0	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)		FS 342		90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL				142	142	0	0	447	0	447		

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
	2.89	C	MAP									
BRIGHTON WEST I CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343		46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343		52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343		59	59	0	0	171	0	171	7008.01	901A
GATEWAY PK @ WASH CTR	H	FS 342		83	53	0	30	153	87	240	7008.01	901A
GREENS OF WARTHER	C	FS 342		159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H	FS 343		323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR B	H	FS 342		177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.2	H	FS 342		80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H	FS 342		335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342		212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL				1,854	1,824	0	30	5,271	87	5,358		

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
	2.17	C	MAP									
BRIGHTON VILLAGE	R	FS 343		600	596	4	0	1,293	0	1293	7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343		238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343		72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R	FS 342		168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL				1,078	1,074	4	0	2,331	0	2331		

NEIGHBORHOOD 3 TOTAL				3,074	3,040	4	30	8,049	87	8,136		
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CITY OF GAITHERSBURG
JANUARY 2000
DWELLING UNITS AND ESTIMATED POPULATION

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NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: H 3.15 C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
KENTLANDS:												
GATEHOUSE	H	ES 562		146	144	0	2	454	6	460	7008.06	105
HORSESHOE LOTS	H	ES 563		2	2	0	0	6	0	6	7008.06	105
HILL DISTRICT II	H	ES 563		49	49	0	0	154	0	154	7008.06	105
HILL DISTRICT III	H	ES 562		73	73	0	0	230	0	230	7008.06	105
HILL DISTRICT IV	H	ES 562		74	74	0	0	233	0	233	7008.06	105
LOWER LAKE DISTRICT	H	ES 563		16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563		64	64	0	0	202	0	202	7008.06	105
MIDTOWN PHASE I	H	ES 563		16	15	0	1	47	3	50	7008.06	105
MIDTOWN PHASE II	H	ES 563		17	16	0	16	50	50	101	7008.06	105
OLD FARM PHASE I	H	ES 563		17	17	0	0	54	0	54	7008.06	105
OLD FARM PHASE II	H	ES 562		5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III	H	ES 562		14	14	0	0	44	0	44	7008.06	105
TSCHIFFELY SQUARE	H	ES 562		28	27	0	1	85	3	88	7008.06	105
KENTLANDS SUBTOTAL				521	516	0	20	1,625	63	1,688		
LAKELANDS												
GATEHOUSE	H	FS122		26	0	0	26	0	82	82	7008.06	105
PHASE I	H	FS122		183	31	0	152	98	479	576	7008.06	105
QUINCE ORCHARD PARK:												
PHASE I		FS 123		116	97	0	19	306	60	365	7008.06	105B
PHASE II		FS 123		174	0	0	174	0	548	548	7008.06	105B
WASHINGTONIAN WOODS		FT 121		375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH		FS 121		192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODS AT MUDDY BRANCH		FT 121		71	66	0	5	208	16	224	7008.06	105
SINGLE FAMILY SUBTOTAL				1,658	1,277	0	396	4,023	1,247	5,270		

DWELLING TYPE: TOWNHOUSES		POPULATION FACTOR: H 2.89 C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
KENTLANDS:												
GATEHOUSE	H	ES 562		46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H	ES 563		10	10	0	0	29	0	29	7008.06	105
HILL DISTRICT II	H	ES 563		43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C	ES 563		6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H	ES 563		23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H	ES 563		32	32	0	0	92	0	92	7008.06	105
MIDTOWN PHASE I	H	ES 563		21	16	0	5	46	14	61	7008.06	105
MIDTOWN PHASE II	H	ES 563		67	7	0	60	20	173	194	7008.06	105
OLD FARM PHASE II	H	ES 562		7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H	ES 562		23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562		21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563		51	51	0	0	147	0	147	7008.06	105
TSCHIFFELY SQUARE	H	FS 123		31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL				381	313	0	68	836	197	1,101		
AMBERFIELD	H	FS 342		394	394	0	0	1,139	0	1,139	7008.06	105
LAKELANDS												
PHASE I (SECTION 1)	H	FS122		92	40	0	86	0	248	248	7008.06	105
PHASE I (SECTION 2)	H	FS122		125	0	0	35	0	101	101	7008.06	105
THE ORCHARDS	H	ES 562		166	166	0	0	480	0	480	7008.06	
QUINCE ORCHARD PARK:												
PHASE I		FS 123		94	94	0	0	272	0	272	7008.06	105B
PHASE II		FS 123		78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL				1,330	1,007	0	267	2,617	772	3,566		

CITY OF GAITHERSBURG JANUARY 2000 DWELLING UNITS AND ESTIMATED POPULATION
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NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H			TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
2.17 C											
TAX MAP											
KENTLANDS:											
COPPERFIELD CROSSING I-CONDOS	C	ES 562	56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL) CONDOS	C	ES 563	84	84	0	0	182	0	182	7008.06	105
COPPERFIELD CROSSING II-CONDOS	C	ES 563	28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE CONDOS	C	ES 563	60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PHASE I APTS	R	ES 563	221	0	0	221	0	480	480	7008.06	105
SECTION 4 CENTEX	C	FS 123	70	4	0	66	9	143	152	7008.06	105
SECTION 4 BOZUTTO	C	FS 123	120	0	0	120	0	260	260	7008.06	105
BEACON SQUARE APTS	R	FS 123	240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL			879	472	0	407	1,024	883	1,907		
LAKELANDS:											
PHASE I (SECTION I)		FS 122	462	32	0	430	69	933	1,003	7008.06	105B
QUINCE ORCHARD PARK:											
PHASE I		FS 123	0	0	0	0	0	0	0	7008.06	105B
PHASE II-CONDOS	C	FS 123	126	0	0	126	0	273	273	7008.06	105B
TIMBERBROOK-CONDOS	C	FS 342	168	168	0	0	365	0	365	7008.06	105
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122	200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL			1,835	872	0	963	1,892	2,090	3,982		

DWELLING TYPE: OTHER			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H			TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
1.00 C											
TAX MAP											
KENTLANDS: URBAN COTTAGES											
GATEHOUSE, OLD FARM	H	ES 563	45	26	0	19	26	19	45	7008.06	105
HILL DISTRICT	H	ES 563	44	0	0	44	0	44	44	7008.06	105
MIDDLE AND UPPER LAKE	H	ES 563	31	1	0	30	1	30	31	7008.06	105
MIDTOWN, PHASE II	H	ES 563	17	0	0	17	0	17	17	7008.06	105
LAKELANDS: URBAN COTTAGES											
PHASE I SECTION I	H	FS 122	0	0	0	0	0	0	0	7008.06	105
PHASE I SECTION II	H	FS 122	75	0	0	75	0	75	75	7008.06	105
KENTLANDS: LIVE/WORK UNITS											
MIDTOWN, PHASE II	H	ES 563	30	0	0	30	0	30	30	7008.06	105
LAKELANDS: LIVE/WORK UNITS											
PHASE I SECTION I	H	FS 122	16	16	0	0	16	0	16	7008.06	105
OTHER DWELLING SUBTOTAL			258	43	0	215	43	215	258		

NEIGHBORHOOD 4 TOTAL			5,081	3,199	0	1,841	8,575	4,324	13,076
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG

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DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561	14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123	12	7	0	5	22	16	38	7007.06	905B
ORCHARD HILLS	H	FT 122	91	91	0	0	287	0	287	7008.05	501
PHEASANT RUN	H	FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
REDA SQUARE	H	ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL			830	825	0	5	2,599	16	2,615		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121	156	156	0	0	451	0	451	7008.05	101 103
ORCHARD GLEN		FT 122	33	33	0	0	95	0	95	7008.05	301
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 41
SENECA MEWS		FT 121	30	30	0	0	87	0	87	7008.05	304
TOWNHOUSE SUBTOTAL			1,240	1,240	0	0	3,584	0	3,584		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DIAMOND SQUARE	R	FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL			4,161	4,151	5	5	10,709	32	10,740		
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CITY OF GAITHERSBURG JANUARY 2000 Jan-00 DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15 C MAP												
SCATTERED @ WATKINS MILL RD.	H	FT 341		3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL				3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.89 C MAP												
CARRIAGE HILL	H	FT 343		39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H	FT 343		158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H	FU 341		207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III	H	FU 341		93	93	0	0	269	0	269	7007.07	905
(LAKEFOREST GLEN)												
WOODLAND HILLS	H	FT 343		258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL				755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.17 C MAP												
HUNT CLUB	R	FT 343		336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R	FT 343		210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343		270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C	FU 341		130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL				946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL				1,704	1,701	3	0	4,238	0	4,238		
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CITY OF GAITHERSBURG

JANUARY 1, 2000

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,040	5,471	43	526	13,054	1,083	14,105
NEIGHBORHOOD 2	2,270	2,259	3	8	5,830	25	5,855
NEIGHBORHOOD 3	3,074	3,040	4	30	8,049	87	8,136
NEIGHBORHOOD 4	5,081	3,199	0	1,841	8,575	4,324	13,076
NEIGHBORHOOD 5	4,161	4,151	5	5	10,709	32	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	22,330	19,821	58	2,410	50,454	5,550	56,150

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,318	740	3,980	2	6,040
NEIGHBORHOOD 2	602	480	1,188		2,270
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,658	1,330	1,835	258	5,081
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,553	6,399	11,118	260	22,330

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,279	713	3,477	2	5,471
NEIGHBORHOOD 2	594	480	1,185		2,259
NEIGHBORHOOD 3	142	1,824	1,074		3,040
NEIGHBORHOOD 4	1,277	1,007	872	43	3,199
NEIGHBORHOOD 5	825	1,240	2,086		4,151
NEIGHBORHOOD 6	3	755	943		1,701
OVERALL CITY TOTALS	4,120	6,019	9,637	45	19,821

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	COMPLETED DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,553	20.4%	4,120	20.8%	433	17.3%
TOWNHOUSE UNITS	6,399	28.7%	6,019	30.4%	380	15.1%
APARTMENT UNITS	11,118	49.8%	9,637	48.6%	1,481	59.0%
OTHER	260	1.2%	45	0.2%	215	8.6%
OVERALL CITY TOTALS	22,330	100.0%	19,821	100.0%	2,509	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution